

Mr Conor O'Connor
Graham Ford Architects
Britannia House
11 Glenthorne Road
London
W6 0LH

Application Ref: **2017/2324/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

10 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
56 Howitt Road
London
NW3 4LJ

Proposal: Changes to rear ground floor fenestration (change rear timber-framed double doors to aluminium bi-folding doors and change the corner timber door to aluminium fixed window with opening casement) as a non-material amendment of planning permission granted under ref: 2013/6138/P on 03/12/2013 for the excavation to enlarge existing basement.

Drawing Nos: Superseded drawings: PL-4000 Rev.03, PL-2000 Rev. 06
Amended drawings: PL-4000 Rev.02, PL-2000 Rev. 05

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.



Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission 2013/6138/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3:

The development hereby permitted shall be carried out in accordance with the following approved plans: 0224_A_0000_01, 0224_A_0001_01, 0224_A_0002_01, 0224_A_0100_01, 0224_A_0200_01, 0224_A_0200_02, Proposed Basement Impact Assessment by David Dexter dated 27 November 2013, PL-4000 Rev 03, PL-3000 Rev 05, PL-2001 Rev 05, PL-2000 Rev 06, Tree Survey to BS5837 by Arbtech Consulting Limited dated 11 October 2013 and Tree Constraints Plan.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed amendments involve changes to the design and materials of the rear ground floor fenestration. These include the installation of aluminium bi-folding doors rather than timber-framed double doors and the installation of an aluminium-framed casement window instead of a timber framed door.

The windows/doors would still be in the same apertures as previously approved, but the use of aluminium would match and unify the fenestration previously approved elsewhere at ground floor level. The proposed alterations are considered to preserve the character of the host building and would not cause harm to the character and appearance of the wider Belsize Park conservation area.

The proposed amendments are considered to be minor in the context of the original scheme and do not raise any new issues or alter the substance of the approved scheme. They can therefore be treated as non-material and are acceptable.


The full impact of the proposed development has already been assessed by virtue of the original approval granted on 03/12/2013 under reference 2013/6138/P. In the context of the permitted scheme, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012. The proposal also accords with Policies A1 and D1 of the Camden Local Plan Submission Draft 2016.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 03/12/2013 under ref: 2013/6138/P and is bound by all the conditions attached to that permission.
- 3 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



David Joyce
Director of Regeneration and Planning

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